

PLANNING COMMISSION AGENDA



Planning Commission Meeting
6:00 PM Tuesday, August 18, 2015

Village Administration Building
99 High Street
South Lebanon, Ohio 45065

	Agenda Item
1.	Call to Order
2.	Pledge of Allegiance
3.	Roll Call
4.	Open Forum
5.	Review and Approval of Minutes A. Minutes of July 15, 2015
6.	Public Hearing – None
7.	Old Business A. None
8.	New Business A. Case 15-03P: Rezoning of 111.49 acres of the Rivers Crossing South Development from R-3PUD & I-1 to R-3 & B-2
10.	Communications
12.	Adjournment

Members of the public may address the Planning Commission during the Open Forum segment of the agenda and shall be limited to five minutes each. After the speaker concludes remarks, the Planning Commission may comment or ask questions at that time. The Chairperson may at his or her discretion restrict duplicate testimony on a particular subject.



Village of South Lebanon
99 N. High Street, South Lebanon, Ohio 45065
513-494-2296 fax: 513-494-1656
www.southlebanonohio.org

**PLANNING COMMISSION
MEETING MINUTES**

**July 15, 2015
6:00 P.M.**

Members:

Thomas Hunsche - absent
Skip Lawhorn - present
Dennis Rees - absent
Steve Riley - present
Darrick Zucco - present

Staff:

Jerry Haddix
Mickey Dillion

1. Call to Order

Chairman Zucco called the meeting to order at 6:00 P.M.

2. Pledge of Allegiance

3. Roll Call – Thomas Hunsche and Dennis Rees absent

4. Open Forum – none

5. Review and approval of minutes

Minutes from June 01, 2015 were presented for approval. Skip Lawhorn made the motion to approve; Steve Riley seconded with all yeas.

6. Public Hearing: none

7. Old Business:: none

8. New Business:

A. Approval of the Village of South Lebanon Comprehensive Plan
Daniel Geroni
Warren County Regional Planning Commission,
406 Justice Dr.
Lebanon, Ohio

Mr. Geroni stated he brought 2 finished copies of the comprehensive plan for the Commission to review. He also brought handouts and states he will answer any questions. He stated they had a Public Open House 2 months prior. He further said there were no comments made so far and no changes except one small change: the former Siemens property that was a focus area of one of the chapters and it made several recommendations. Based on the recommendations, the language in the chapter was changed to Residential, or Commercial or combination of the two. He offered to walk through all the points of the plan. The Commission decided that they all were familiar with the plan and did not need any further information.

Mr. Zucco made the motion to approve the Village of South Lebanon Comprehensive Plan, Mr.. Lawhorn seconded. All yeas.

B. Case 15-02P; Application for Final Development Plan & Construction Plans for the Villages at River's Bend, Grants Frederick Section 2:

Mr. Haddix stated that on May 19, 2011 the Preliminary Development Plan was approved for 25.609 acres. Then in November 2011, the Village Council approved the final development plan and plat for Grants Frederick Section 1 for 23 single-family homes. On June 8, 2015, the owner submitted the final development plan for Section 2 of Grants Frederick consisting of 58 lots over 3 phases: Block "A". The final development plan contains all construction drawings of lots. The plan has been reviewed by the Village Engineer, Warren County Water & Sewer Dept., Hamilton Township Fire Dept. and Warren County Sheriff's Office. Comments have not been received from any other agency as of this date. The owner plans to plat the Final Development Plan into 3 phases and will be required to submit final plans for each phase to be reviewed by the Planning Commission.

The staff recommends that the Planning Commission adopt a motion to approve the Final Development Plan and Construction drawings with the following conditions:

1. That they enter into a Development Agreement with the Village and fulfill bonding requirements required by the Village Solicitor and be approved by Council;
2. Approval of the Final Development Plan by the Village Engineer and Warren County Water & Sewer Dept., per the comments received by the Village;
3. Dedicate 30 feet of right-of-way along Zoar Road when they record the final plat for Section A.
4. Submit a detailed street lighting plan;
5. Review the Declaration of Covenants and Restrictions by Village Solicitor;
6. Obtain approval of the Construction Drawings by Warren County Soil & Water District.

Mr. Haddix turned the meeting over to the representative from Bayer Becker. He stated they have been over staff comments and will answer any questions at this time. He was asked when he thought the project would be started. He estimated by Spring/Summer of 2016.

Next Mr. Dave Stroup, Grand Communities, Ltd. stated that the first phase of the development would possibly be put on as early as Spring of 2016. Current sales pace is about 5 to 6 per year, so they anticipate a full build-out within a 4 year time frame. Mr. Zucco asked for any other questions. There were none.

Mr. Zucco made the motion to approve the Final Development Plan, (inaudible) seconded. All yeas.

Adjournment: Mr. Zucco made the motion to adjourn, Mr. Lawhorn seconded. All yeas.

Darrick Zucco – Chairman

Mickey Dillion - Clerk

VILLAGE OF SOUTH LEBANON MEMORANDUM

TO: Planning Commission
FROM: Jerry Haddix, Village Administrator
RE: Case 15-03P, Rezoning of 111.49 acres of Rivers Crossing South
DATE: August 14, 2015

On the agenda for August 18th meeting is Case #15-03P, an application for rezoning of 111.49 acres of the Rivers Crossing South property (also known as “Siemens Property”)(the “Property”) submitted by HPA Development (“developer”) on behalf of Lebanon Mason LLC (the “Owner”).

Background

The Property was previously a manufacturing facility for Cincinnati Milacron. In 1996, Cincinnati Milacron sold the property to Vickers. In 1999, Siemens Energy & Automation. In 2003, MMMilgrove Road LLC purchased the property. Up until this point, the property had been zoned I-1 Industrial. In 2003, the Village Council approved the rezoning of 47.972 acres of the property to R-3 PUD Residential, Single or Multi Family. The developer subsequently went “belly up”. In 2013, Lebanon Mason LLC purchased the entire 111.49 acres, as shown on the attached maps.

The Applicant is requesting to rezone the property on the hill portion of the property from R-3 PUD & I-1 to R-3 and the remaining property from I-1 to B-2, as shown on the Rezoning Plat.

Code Analysis

Article 7 of the Village Zoning Code lists the procedures for Amendment or District Changes to the Village’s Zoning Code.

Zoning Process

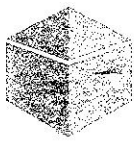
The Planning Commission shall transmit its recommendation to the Village Council within sixty (60) days of the receipt of the rezoning application. The Planning Commission may recommend that the amendment be granted as submitted, recommend modifications, or recommend denial.

Recommendation

These rezoning changes are consistent with the recent Village Comprehensive Plan that was recently approved by this Planning Commission and which is in the approval process of the Village Council. Staff recommends that the Planning Commission recommend approval of this rezoning, as requested.

Attachments

Rezoning Application Packet



July 30, 2015

Mr. Jerry L. Haddix
Village of South Lebanon
99 High Street
P.O. Box 40
South Lebanon, OH 45065

Re: Rivers Crossing South Property – Rezoning Application to B2 and R3

Dear Jerry:

Attached are the following documents in support of our request to rezone the 111.49± acre Rivers Crossing South property (the former Siemens Property) from R3 Single Family and Multifamily Residential and I1 Light Industrial to R3 Single Family and Multifamily Residential and B2 General Business zoning.

1. Village of South Lebanon Planning Commission Application
2. Check in the Amount of \$1,514.90 for the Application Fee
3. Twenty (20) Copies of the Site Plan
4. One (1) Copy of Ledger Size Site Plan
5. One (1) List of Surrounding Property Owners
6. Two (2) Sets of Mailing Labels for Adjacent Property Owners within 300'
7. Company Profile – HPA Development Group, Inc.

The tract is located on the south side of Mason Morrow Millgrove Road west of State Route 48. The applicant for the rezoning is HPA Management Group, LLC, whose Managing Member is HPA Development Group, Inc. HPA Management Group, LLC is the agent for the property owner, Lebanon Mason, LLC, a subsidiary of Industrial Realty Group, LLC. Bayer Becker will be providing surveying and engineering services for the site.

Location and Surrounding Properties

Adjacent to the Rivers Crossing South site to the west is the City of Lebanon's treatment facility and the Oeder Property zoned MEP. On the north side of Mason Morrow Millgrove Road is another portion of the Oeder Property which is zoned MEP and is currently used as an active gravel mining operation. The south side of the Rivers Crossing South site is bordered by the Little Miami River and flood plain areas, which are not developable and provide a significant buffer from the Rivers Crossing South site. The northeast corner of the site abuts several small businesses which are separated by woods and Turtle Creek. The site also has frontage on State Route 48 to the east; however, access from State Route 48 is neither feasible nor realistic due to topographic and grade challenges.

The majority of the properties in the State Route 48 corridor in the Village of South Lebanon are currently zoned and being developed under a B2 zoning. This includes all of the properties north of Mason Morrow Millgrove Road and south of Interstate 71, between State Route 48 and Turtle Creek. It also includes the properties with frontage on the east side State Route 48 between Interstate 71 and Turtle Creek.

Comprehensive Plan

The Village of South Lebanon's Comprehensive Plan Future Land Use Map (P.29) (DRAFT) proposes that the Rivers Crossing South property be developed as Office/Business Park on the north portion of the site and Commercial Center or Residential on the south portion of the site.

Our proposal to rezone the Rivers Crossing South property is consistent with the Comprehensive Plan. We intend to develop the north portion as a commercial use and the south portion as residential. We feel as though this mix of uses is very appropriate for the site, thus we are requesting for the property be rezoned to B2 and R3, to better allow us to market and develop the site for the aforementioned uses.

Traffic/Access

Access to the proposed R3 portion of the Rivers Crossing South property will be from the existing access road to the south portion of the site. This roadway will be upgraded at the time of development of the residential portion of the site.

Extensive masonry monuments and landscaping will be built where the access road intersects with Mason Morrow Millgrove Road. It is our intention that the access road will be a public road and improvements may be required along Mason Morrow Millgrove Road to accommodate traffic flows.

The proposed B2 portion of the site will also have access via the existing access road, but will most likely warrant another access point along Mason Morrow Millgrove Road for marketing purposes and to better handle traffic flows.

Summary

Rivers Crossing South is the redevelopment of the former Millicron/Siemens facility. Unfortunately, the building and facilities are beyond repair and realistically there is no commercially viable use for the existing infrastructure on the site.

The topography across the site makes it very attractive and conducive for a variety of land uses, specifically a mixture of residential and commercial/business. We are requesting this zone change because we envision a mixed use development whereby the southern portion of the site (on top of the hill) will be developed as residential. This portion of the site will be accessed by upgrading the existing access road to the top of the hill. A portion of the south side of the site is currently zoned I1. We do not feel like this is an appropriate use, especially given its

relationship adjacent to the existing R3 PUD portion of the site. Industrial users will not want to access through a residential neighborhood. Furthermore, residents in the neighborhood will not want trucks driving through to access the industrial site.

The entire south portion of the Rivers Crossing South is perfect for residential housing. It is very isolated and is wooded on three sides. Many home sites will back up to the Little Miami River and we believe the lot quality will be exceptional. We will install additional buffering between the proposed residential area and proposed business uses at the time of development.

The north portion of the site (currently zoned I1) should be rezoned to B2. There are several reasons why we feel as though this is appropriate. The economic climate is such that the B2 zoning allows for additional flexibility to attract businesses to the Village. We do not feel as though the businesses should be limited to manufacturing businesses, rather all businesses, including retail, restaurants, professional offices, service businesses, etc. A B2 zone change on the north portion of the Rivers Crossing South site will make it much more desirable and marketable for attracting new businesses to South Lebanon.

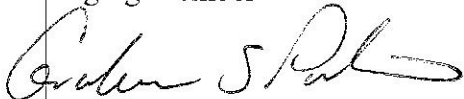
Furthermore, most of the properties in South Lebanon with frontage on State Route 48 are zoned B2. We feel as though the zoning for this site should be consistent with the majority of the properties in the area.

By rezoning the north portion of the Rivers Crossing South property from I1 to B2, it will allow for us to implement our vision of a project where people can live, work and play. Industrial zoning does not allow for that, but a B2 zone will allow for a commercial development that is more compatible and useful for the residents of Rivers Crossing South.

We thank you for your consideration of our rezoning request. Please do not hesitate to call with any questions regarding our application.

Sincerely,

HPA Management Group, LLC
By: HPA Development Group, Inc.
Managing Member



Graham S. Parlin
Vice President

Enclosures

cc: Peter Goffstein
Don Feathers
Bob Garlock

VILLAGE OF SOUTH LEBANON PLANNING COMMISSION APPLICATION

1. Application Type: (check the appropriate box) (all plans must be folded when submitted)

<input type="checkbox"/>	Draft Plan-Discussion Only	<input type="checkbox"/>	Preliminary PUD
<input type="checkbox"/>	Site Plan	<input type="checkbox"/>	Final PUD
<input type="checkbox"/>	Landscape Plan	<input checked="" type="checkbox"/>	Rezoning
<input type="checkbox"/>	Construction Drawings. (Please complete Fee Schedule form on Page 2)	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Preliminary Plat (Please complete Fee Schedule form on Page 2)	<input type="checkbox"/>	Conditional Use
<input type="checkbox"/>	Final Plat or Replat	<input type="checkbox"/>	Special Meeting
<input type="checkbox"/>	Right-of-Way Dedication Plat	<input type="checkbox"/>	Other:

(See Page 3 for complete Fee Schedule and Submittal Requirement Information)

2. Development Information:

Development/Business Name: <u>RIVERS CROSSING (SOUTH)</u>	
Type of Business/Project Description: <u>MIXED USE DEVELOPMENT</u>	
Location: <u>MASON MORROW MILLGRIVE RD.</u>	Size of Building:
Current Zoning: <u>11 and R3 PUD</u>	Rezone to: <u>B2 and R3</u>
Total Acreage: <u>111.490</u>	Acres to be Rezoned: <u>111.490</u>
Number of Employees:	Number of Fleet Vehicles: <u>N/A</u>
Current Owner of the Property Name: <u>LEBANON MASON, LLC</u> <small>ATTN: PETER GOFFSTEIN</small> Address: <u>4020 KINROSS LAKES, #220</u> City: <u>RICHFIELD</u> State: <u>OH</u> Zip: <u>44286</u> Telephone: <u>(513) 404-6401</u> Fax:	
Project Contact (Architect, Engineer, Planner) Name: <u>BAYER BECKER, BOB GARLOCK</u> <small>ATTN: BOB GARLOCK</small> Address: <u>1404 RALE STREET, #204</u> City: <u>CINCINNATI</u> State: <u>OH</u> Zip: <u>45202</u> Telephone: <u>(513) 834-6151</u> Fax:	
Applicant(s): <u>HPA MANAGEMENT GROUP, LLC</u> Address: <u>7800 COOPER ROAD, SUITE 204</u> City: <u>CINCINNATI</u> State: <u>OH</u> Zip: <u>45242</u> Telephone: <u>(513) 793-2400</u> Fax:	
Please Print Applicant's Name Here: <u>GRAHAM S. PARLIN</u>	
* Applicant's Signature: <u>Graham S. Parlin</u> <small>* Applicant is responsible for payment of all fees (See Fee Schedule and Footnotes on Pages 3 and 4 respectively.)</small>	

TO BE COMPLETED BY THE VILLAGE OF SOUTH LEBANON

Application Number: _____	Date of Planning Commission Meeting: _____
Fee Paid: _____	Drawn: _____ Check #: _____ Date: _____ Initial: _____
Legal Notices Advertised: _____	Mailed to Surrounding Property Owners: _____

3. Rezoning and Preliminary PUD Plan Requests


Surrounding Property Owners: Please list the names and addresses of all **Owners of Real Property** within 300 feet of any part of the property as such names and addresses appear on the most recent tax duplicate on 2 sets of mailing labels. (See submittal requirements on page 3).

4. Signatures Required

By signing this application, I attest under penalty of law that all the information given above is correct to the best of my knowledge.

Please **Print** Applicant's Name: GRAHAM S. PARLIN

Applicant's Signature:  Date: 7/30/15

Property Owner's Signature:  Date: 7/31/15

5. Fee Determination for Construction Drawings and Preliminary Plat Submittals

Please create a detailed breakdown of the estimated infrastructure breakdown cost for the project and attach it to this application. For Construction Drawings complete Item 1 and for Preliminary Plats complete Item 2.

Total Infrastructure Cost \$ _____ (A)

1 – Construction Drawing Fee Breakdown

1.25% of Total Infrastructure Cost* (Line A x 0.0125) \$ _____ (B)

1.50% of Total Infrastructure Cost** (Line A x 0.015) + \$ _____ (C)

Application Fee + \$ 150.00 (D)

Total Construction Drawing Fee (Line B + C + D) \$ _____ (E)

2 – Preliminary Plat Fee Breakdown:

0.25% of Total Infrastructure Cost* (Line A x 0.0025) \$ _____ (F)

Application Fee + \$ 150.00 (G)

Total Preliminary Plat Fee (Line F + G) \$ _____ (H)

Total Paid with Application/Submittals (Line E+H) \$ _____

* Due upon submittal

** Due prior to construction

6. Fee Schedule and Submittal Requirements

Article/Ord. Reference	Item	Fees ⁽³⁾⁽⁴⁾	Submittal Requirements
Article 20 Article 14	Preliminary Plats Final PUDs	\$150 + 0.25% of estimated infrastructure construction costs ⁽¹⁾	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 20	Construction Drawings	\$150 + 2.75% of estimated infrastructure construction costs ⁽¹⁾ (Include estimate with application) (1.25% due at time of submittal and 1.5% due before construction begins) ⁽²⁾	4 Copies ⁽⁵⁾ 2 Drainage Calculations 2 Detailed Spreadsheet of the Estimated Infrastructure Costs
Article 20	Final / Dedication Plats	\$350	10 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 20	Lot Split / Minor Subdivision / Replats	\$75 per lot	3 Survey Plats ⁽⁵⁾ & Legal Descriptions 1 New Deed + 1 Original Deed
Article 18	Site Plans	\$400 + \$5 per unit Multi-family \$400 + \$20 per acre Commercial/ Office/Industrial/Institutional	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 17	Landscape Plans	\$150 + \$10 per acre	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 7	Zoning District Map Change Zoning Text Change	\$400 + \$10 per acre	20 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 2 Sets of Mailing Labels
Article 5	Variances / Appeals	\$400	8 Copies + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 1 Set of Mailing Labels
Article 14	Preliminary PUD Plans	\$2,500 + \$20 per acre	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 2 Sets of Mailing Labels
Article 14	Final PUD Plans	Site Plan Review Fees Apply	Site Plan Review Submittal Requirements Apply
Article 6	Conditional Use / Similar Use	\$250 + applicable site plan fee	15 Copies + 1 Copy Ledger Paper ⁽⁵⁾
Article 3	Zoning Permit	\$250 + \$0.03 per square foot of building area (Village water tap and inspection fee required if utilizing Village Water [proof of payment of County tap fee if utilizing County Water]; Village sewer tap and inspection fee also required)	5 Copies
Article 3	Temporary Use Permit	\$50	5 Copies
Article 3	Certificate of Occupancy	\$50	3 Copies
Ord. No: 2008-14; Permit App.	Flood Hazard Area Development Permit	\$50	3 Copies of Permit Application w/ applicable submittal requirements (stated on Page 2 of 2 of Permit Application + Engineering "No Rise" Certification (if applicable))
	Special Meeting	\$500 + Application Fee, if any ⁽⁶⁾	Depends Upon Type of Application or Meeting Requested

FOOTNOTES TO FEE SCHEDULE

- (1) Infrastructure construction costs include all infrastructure costs associated with a development including, but not limited to, drainage facilities, sanitary sewers, waterlines, grading, excavation, and street improvements.
- (2) Any inspection conducted outside the normal eight-hour workday of Monday through Friday, excluding holidays, 8:00 a.m. until 4:30 p.m., shall be charged at one and a half (1.5) times the standard rate. The Village reserves the right to charge fees in addition to the fees specified in the table above if, due to the applicant's responsibility, excessive review and/or field inspections are necessary, and as determined by the Village Engineer. Such fees for review and field inspection by Village staff shall be charged at the standard rate of forty dollars (\$40) per hour, plus a three-fourths (.75) hour charge for travel time. Any review and inspection completed by consultants on behalf of the Village shall be charged to the applicant at the same rate charged by the consultants. Performance and maintenance bonds will not be released until payment of all fees is received.
- (3) Any review and inspection completed by consultants on behalf of the Village shall be charged to the applicant at the same rate charged by the consultants. The applicant shall pay the difference when consultant fees charged to the Village are in excess of the established Fee Schedule base amounts. Final approvals will be held until all fees charged by consultants are paid-in-full by the applicant.
- (4) The fee for review of a revised application shall be sixty (60) percent of the fee specified for the initial or first review of such application.
- (5) All plans must be folded to fit a legal sized file folder with the title showing in the lower right-hand corner.
- (6) Special meetings that require one or more of the Village's consultants to attend shall require payment of the special meeting fee before the meeting is scheduled. Examples of special meetings include staff meetings and non-scheduled Planning Commission meetings requested by an applicant and/or developer.

1. Complete applications submitted by the deadlines posted above will be processed and placed on the next regularly scheduled Planning Commission meeting.
2. Incomplete applications or applications that do not comply with the minimum Village Zoning Ordinance and/or Subdivision Regulations or applications that are not submitted by the above posted deadlines will not be placed on the next regularly scheduled Planning Commission meeting agenda.
3. The applicant will be notified if his or her application is not accepted for processing. The Village Administrator and/or Zoning Administrator will discuss the reasons why the application was not accepted and the necessary steps required to meet the next meeting deadline.
4. Applicants may request a special Planning Commission meeting. Requests should be made with the Village Administrator at least two weeks in advance of the requested special meeting date. The meeting will be set if approved by the Planning Commission chairperson and if a quorum can be present. A \$500 fee plus applicable application fee must be paid in advance of the meeting (See Fee Schedule and Footnotes to Fee Schedule).
5. Meeting dates are subject to change due to unforeseen scheduling conflicts and holidays. Applicants should call the Village to check meeting dates in advance of the application deadlines.

Date: July 31, 2015
Description: Siemens Property
Re-Zoning to B2
Location: Village of South Lebanon
Union Township, Warren County, Ohio



Situated in Sections 1 & 7, Town 4, Range 3, The Village of South Lebanon, Union Township, Warren County, Ohio and being part of a 42.789 acre tract as conveyed to Lebanon Mason, LLC containing 34.680 acres to be re-zoned to B2 (General Business) and further described as follows:

Begin at the intersection of the centerline of Turtlecreek Road and the centerline of Mason Morrow Millgrove Road; thence, departing the centerline of said Turtlecreek Road and with the centerline of said Mason Morrow Millgrove Road, South $71^{\circ} 28' 59''$ West, 63.54 feet to the northwest corner of James F. & Ruth M. Cooper as recorded in Official Record 345, Page 58, said corner being the True Point of Beginning;

thence, from the True Point of Beginning, thus found and departing said centerline of said Mason Morrow Millgrove Road, with said Cooper, South $32^{\circ} 53' 01''$ East, 330.64 feet;

thence, North $89^{\circ} 06' 59''$ East, 542.52 feet to a corner on the south line of the Village of South Lebanon land as recorded in Official Record 1574, Page 484;

thence, with said Village of South Lebanon land, North $67^{\circ} 01' 59''$ East, 13.38 feet to the west limited access right of way of State Route 48;

thence, departing said Village of South Lebanon land with said limited access right of way, with a curve to the left, having a central angle of $13^{\circ} 23' 21''$, a radius of 2183.48 feet, an arc length of 510.24 feet, and a chord bearing South $09^{\circ} 37' 20''$ East, 509.08 feet;

thence, departing said limited access right of way and through the lands of said Lebanon Mason, LLC the following four courses, North $60^{\circ} 35' 01''$ West, 530.00 feet;

thence, South $75^{\circ} 15' 13''$ West, 720.00 feet;

thence, South $82^{\circ} 27' 47''$ West, 760.00 feet;

thence, South $01^{\circ} 30' 55''$ West, 89.35 feet to a north line of a 47.972 acre tract as conveyed to the same Lebanon Mason, LLC as recorded in Official Record 5686, Page 129;

thence, with said north line the following three courses: with a curve to the right, having a central angle of $111^{\circ} 02' 24''$, a radius of 593.23 feet, an arc length of 1149.68 feet, and a chord bearing North $32^{\circ} 57' 53''$ West, 978.02 feet;

thence, with a curve to the left, having a central angle of $68^{\circ} 20' 42''$, a radius of 116.14 feet, an arc length of 138.54 feet, and a chord bearing North $10^{\circ} 49' 44''$ West, 130.47 feet to the south right of way of said Mason Morrow Millgrove Road;

thence, with said right of way, North 84° 37' 51" West, 81.58 feet to the east line of Oeder & Sons Garage, Inc. as recorded in Official Record 4647, page 933;

thence, departing said right of way, with said Oeder & Sons Garage, Inc., North 06° 18' 19" East, 30.00 feet to the centerline of said Mason Morrow Millgrove Road;

thence, departing said Oeder & Sons Garage, Inc. with said centerline the following two courses: South 84° 37' 51" East, 1609.48 feet;

thence, North 71° 28' 59" East, 133.46 feet to the True Point of Beginning containing 34.680 acres of land, more or less subject to all legal highways, easements, restrictions and agreements of record.

Basis of Bearings: NAD83(2011) Ohio State Plane Coordinates, South Zone (3402).

The above description is a complete, proper and legal description of the property by deeds and plats of record.


Jeffrey O. Lambert

Registered Surveyor #7568 in the State of Ohio

Date: July 31, 2015
Description: Siemens Property
Re-Zoning to R3
Location: Village of South Lebanon
Union Township, Warren County, Ohio



Situated in Sections 1 & 7, Town 4, Range 3, The Village of South Lebanon, Union Township, Warren County, Ohio and being all of a 47.972 acre tract, part of a 42.789 acre tract and part of a 20.971 acre tract as conveyed to Lebanon Mason, LLC containing 76.810 acres to be re-zoned to R3 (Single Family/Multi Family Residential) and further described as follows:

Begin at the intersection of the centerline of Turtlecreek Road and the centerline of Mason Morrow Millgrove Road; thence, departing the centerline of said Turtlecreek Road and with the centerline of said Mason Morrow Millgrove Road the following two courses: South $71^{\circ} 28' 59''$ West, 197.00 feet; thence, North $84^{\circ} 37' 51''$ West, 1609.48 feet to the northeast corner of Oeder & Sons Garage, Inc. as recorded in Official Record 4647, Page 933; thence, departing said centerline, with said Oeder & Sons Garage, Inc., South $06^{\circ} 18' 19''$ West, 30.00 feet to the south right of way of said Mason Morrow Millgrove Road and the northwest corner of said 47.972 acre tract, being the True Point of Beginning;

thence, from the True Point of Beginning, thus found and with said right of way and the north line of said 47.972 acre tract South $84^{\circ} 37' 51''$ East, 81.58 feet;

thence, departing said right of way, continuing with said north line the following two courses: with a curve to the right, having a central angle of $68^{\circ} 20' 42''$, a radius of 116.14 feet, an arc length of 138.54 feet, and a chord bearing South $10^{\circ} 49' 44''$ East, 130.47 feet;

thence, with a curve to the left, having a central angle of $111^{\circ} 02' 24''$, a radius of 593.23 feet, an arc length of 1149.68 feet, and a chord bearing South $32^{\circ} 57' 53''$ East, 978.02 feet;

thence, departing said north line and through the lands of said 42.789 acre tract the following four courses: North $01^{\circ} 30' 55''$ East, 89.35 feet;

thence, North $82^{\circ} 27' 47''$ East, 760.00 feet;

thence, North $75^{\circ} 15' 13''$ East, 720.00 feet;

thence, South $60^{\circ} 35' 01''$ East, 530.00 feet to the west limited access right of way of State Route 48;

thence, with said limited access right of way the following two courses: with a curve to the left, having a central angle of $03^{\circ} 43' 21''$, a radius of 2183.48 feet, an arc length of 141.86 feet, and a chord bearing South $18^{\circ} 10' 41''$ East, 141.84 feet;

thence, South $06^{\circ} 56' 10''$ West, 129.49 feet to the northeast corner of Duke Energy Ohio as recorded in Official Record 5492, Page 19;

thence, departing said limited access right of way, with said Duke Energy Ohio the following four courses:
South 86° 38' 36" West, 179.67 feet;
thence, South 33° 23' 23" West, 103.35 feet;
thence, South 03° 21' 24" East, 250.24 feet;
thence, North 86° 38' 36" East, 199.69 feet to a north line of the State of Ohio Department of Natural Resources as recorded in Official Record 52, Page 842;
thence, departing said Duke Energy Ohio, with said State of Ohio Department of Natural Resources the following eleven courses: South 48° 28' 09" West, 114.89 feet;
thence, South 35° 48' 09" West, 78.00 feet;
thence, South 51° 29' 09" West, 214.00 feet;
thence, South 59° 38' 09" West, 399.08 feet;
thence, South 64° 31' 09" West, 258.53 feet;
thence, South 82° 21' 29" West, 164.85 feet;
thence, North 89° 03' 01" West, 170.25 feet;
thence, South 05° 48' 39" West, 87.60 feet;
thence, North 84° 51' 21" West, 444.00 feet;
thence, North 83° 46' 21" West, 534.12 feet;
thence, South 79° 44' 39" West, 612.46 feet to the east line of the City of Lebanon land as recorded in Official Record 895, Page 367, said line be the corporation line of the Village of South Lebanon;
thence, North 06° 18' 19" East, 2158.88 feet to the True Point of Beginning containing 76.810 acres of land, more or less subject to all legal highways, easements, restrictions and agreements of record.

Basis of Bearings: NAD83(2011) Ohio State Plane Coordinates, South Zone (3402).

The above description is a complete, proper and legal description of the property by deeds and plats of record.



Jeffrey O. Lambert

Registered Surveyor #7568 in the State of Ohio

Date: July 31, 2015
Description: Siemens Property
Re-Zoning to B2
Location: Village of South Lebanon
Union Township, Warren County, Ohio



Situated in Sections 1 & 7, Town 4, Range 3, The Village of South Lebanon, Union Township, Warren County, Ohio and being part of a 42.789 acre tract as conveyed to Lebanon Mason, LLC containing 34.680 acres to be re-zoned to B2 (General Business) and further described as follows:

Begin at the intersection of the centerline of Turtlecreek Road and the centerline of Mason Morrow Millgrove Road; thence, departing the centerline of said Turtlecreek Road and with the centerline of said Mason Morrow Millgrove Road, South $71^{\circ} 28' 59''$ West, 63.54 feet to the northwest corner of James F. & Ruth M. Cooper as recorded in Official Record 345, Page 58, said corner being the True Point of Beginning;

thence, from the True Point of Beginning, thus found and departing said centerline of said Mason Morrow Millgrove Road, with said Cooper, South $32^{\circ} 53' 01''$ East, 330.64 feet;

thence, North $89^{\circ} 06' 59''$ East, 542.52 feet to a corner on the south line of the Village of South Lebanon land as recorded in Official Record 1574, Page 484;

thence, with said Village of South Lebanon land, North $67^{\circ} 01' 59''$ East, 13.38 feet to the west limited access right of way of State Route 48;

thence, departing said Village of South Lebanon land with said limited access right of way, with a curve to the left, having a central angle of $13^{\circ} 23' 21''$, a radius of 2183.48 feet, an arc length of 510.24 feet, and a chord bearing South $09^{\circ} 37' 20''$ East, 509.08 feet;

thence, departing said limited access right of way and through the lands of said Lebanon Mason, LLC the following four courses, North $60^{\circ} 35' 01''$ West, 530.00 feet;

thence, South $75^{\circ} 15' 13''$ West, 720.00 feet;

thence, South $82^{\circ} 27' 47''$ West, 760.00 feet;

thence, South $01^{\circ} 30' 55''$ West, 89.35 feet to a north line of a 47.972 acre tract as conveyed to the same Lebanon Mason, LLC as recorded in Official Record 5686, Page 129;

thence, with said north line the following three courses: with a curve to the right, having a central angle of $111^{\circ} 02' 24''$, a radius of 593.23 feet, an arc length of 1149.68 feet, and a chord bearing North $32^{\circ} 57' 53''$ West, 978.02 feet;

thence, with a curve to the left, having a central angle of $68^{\circ} 20' 42''$, a radius of 116.14 feet, an arc length of 138.54 feet, and a chord bearing North $10^{\circ} 49' 44''$ West, 130.47 feet to the south right of way of said Mason Morrow Millgrove Road;

thence, with said right of way, North 84° 37' 51" West, 81.58 feet to the east line of Oeder & Sons Garage, Inc. as recorded in Official Record 4647, page 933;

thence, departing said right of way, with said Oeder & Sons Garage, Inc., North 06° 18' 19" East, 30.00 feet to the centerline of said Mason Morrow Millgrove Road;

thence, departing said Oeder & Sons Garage, Inc. with said centerline the following two courses: South 84° 37' 51" East, 1609.48 feet;

thence, North 71° 28' 59" East, 133.46 feet to the True Point of Beginning containing 34.680 acres of land, more or less subject to all legal highways, easements, restrictions and agreements of record.

Basis of Bearings: NAD83(2011) Ohio State Plane Coordinates, South Zone (3402).

The above description is a complete, proper and legal description of the property by deeds and plats of record.



Jeffrey O. Lambert

Registered Surveyor #7568 in the State of Ohio

Date: July 31, 2015
Description: Siemens Property
Re-Zoning to R3
Location: Village of South Lebanon
Union Township, Warren County, Ohio



Situated in Sections 1 & 7, Town 4, Range 3, The Village of South Lebanon, Union Township, Warren County, Ohio and being all of a 47.972 acre tract, part of a 42.789 acre tract and part of a 20.971 acre tract as conveyed to Lebanon Mason, LLC containing 76.810 acres to be re-zoned to R3 (Single Family/Multi Family Residential) and further described as follows:

Begin at the intersection of the centerline of Turtlecreek Road and the centerline of Mason Morrow Millgrove Road; thence, departing the centerline of said Turtlecreek Road and with the centerline of said Mason Morrow Millgrove Road the following two courses: South $71^{\circ} 28' 59''$ West, 197.00 feet; thence, North $84^{\circ} 37' 51''$ West, 1609.48 feet to the northeast corner of Oeder & Sons Garage, Inc. as recorded in Official Record 4647, Page 933; thence, departing said centerline, with said Oeder & Sons Garage, Inc., South $06^{\circ} 18' 19''$ West, 30.00 feet to the south right of way of said Mason Morrow Millgrove Road and the northwest corner of said 47.972 acre tract, being the True Point of Beginning;

thence, from the True Point of Beginning, thus found and with said right of way and the north line of said 47.972 acre tract South $84^{\circ} 37' 51''$ East, 81.58 feet;

thence, departing said right of way, continuing with said north line the following two courses: with a curve to the right, having a central angle of $68^{\circ} 20' 42''$, a radius of 116.14 feet, an arc length of 138.54 feet, and a chord bearing South $10^{\circ} 49' 44''$ East, 130.47 feet;

thence, with a curve to the left, having a central angle of $111^{\circ} 02' 24''$, a radius of 593.23 feet, an arc length of 1149.68 feet, and a chord bearing South $32^{\circ} 57' 53''$ East, 978.02 feet;

thence, departing said north line and through the lands of said 42.789 acre tract the following four courses: North $01^{\circ} 30' 55''$ East, 89.35 feet;

thence, North $82^{\circ} 27' 47''$ East, 760.00 feet;

thence, North $75^{\circ} 15' 13''$ East, 720.00 feet;

thence, South $60^{\circ} 35' 01''$ East, 530.00 feet to the west limited access right of way of State Route 48;

thence, with said limited access right of way the following two courses: with a curve to the left, having a central angle of $03^{\circ} 43' 21''$, a radius of 2183.48 feet, an arc length of 141.86 feet, and a chord bearing South $18^{\circ} 10' 41''$ East, 141.84 feet;

thence, South $06^{\circ} 56' 10''$ West, 129.49 feet to the northeast corner of Duke Energy Ohio as recorded in Official Record 5492, Page 19;

thence, departing said limited access right of way, with said Duke Energy Ohio the following four courses:
South 86° 38' 36" West, 179.67 feet;

thence, South 33° 23' 23" West, 103.35 feet;

thence, South 03° 21' 24" East, 250.24 feet;

thence, North 86° 38' 36" East, 199.69 feet to a north line of the State of Ohio Department of Natural Resources as recorded in Official Record 52, Page 842;

thence, departing said Duke Energy Ohio, with said State of Ohio Department of Natural Resources the following eleven courses: South 48° 28' 09" West, 114.89 feet;

thence, South 35° 48' 09" West, 78.00 feet;

thence, South 51° 29' 09" West, 214.00 feet;

thence, South 59° 38' 09" West, 399.08 feet;

thence, South 64° 31' 09" West, 258.53 feet;

thence, South 82° 21' 29" West, 164.85 feet;

thence, North 89° 03' 01" West, 170.25 feet;

thence, South 05° 48' 39" West, 87.60 feet;

thence, North 84° 51' 21" West, 444.00 feet;

thence, North 83° 46' 21" West, 534.12 feet;

thence, South 79° 44' 39" West, 612.46 feet to the east line of the City of Lebanon land as recorded in Official Record 895, Page 367, said line be the corporation line of the Village of South Lebanon;

thence, North 06° 18' 19" East, 2158.88 feet to the True Point of Beginning containing 76.810 acres of land, more or less subject to all legal highways, easements, restrictions and agreements of record.

Basis of Bearings: NAD83(2011) Ohio State Plane Coordinates, South Zone (3402).

The above description is a complete, proper and legal description of the property by deeds and plats of record.



Jeffrey O. Lambert

Registered Surveyor #7568 in the State of Ohio